

2/19/21

Rockland Board of Appeals
c/o Robert Rosa, Chairman
Rockland Town Hall
242 Union Street
Rockland, MA. 02370

RE: Comments on the Application submitted by Leo D. Readon, Jennifer Sheelen and /or Article Fifteen Brewing LLC. on 406 VFW Drive, Rockland.

Dear Mr. Chairman and Board Members:

Please accept the following comments and concerns from the below signed abutters of 406 VFW Drive.

Please know we would like to be good neighbors to the owner and applicant of the building. They have been thoughtful and open to us neighbors in their planning of the Brewery facility. We hope that will continue and both of our interest can be achieved through this process.

The Plan

The neighbors would like to see a more detailed plan at the rear of the property than the one submitted by the Applicant. The Plan does not include the locations and/or distances to the rear abutter's properties on Forest Street. The Plan also lacks any detail on the northwest corner of the site, including the utility easement to Forest Street. We would like it to be known that we are against any access to the utility easement other than for possible utility work that may be required as it is in R-2 zoned land and has nothing to do with the proposed business.

If there is lighting for parking lot in the rear of the building required, we would like to see that included on the plan. Certainly we have no desire to have any lighting from the building or the parking area directed toward our properties or have any adverse effects.

We would like to see the location of any dumpster(s) on the plan.
We would like to see the location of the area of the building where deliveries would be made for the Brewery on the plan.
We would like to see the location of where the Food Trucks will be.

Questions/Concerns

The plan shows about 180 seats in the Brewery facility. How many parking spaces would be needed to accommodate that many patrons?

Is standing room permitted as well in the Brewery, which will add more patrons and parking issues?

There are concerns that patrons may remain in the rear of the building parking lot after the operating hours of the Brewery. What is the plan to prevent that?

Will the Food Trucks attract non Brewery patrons and add to any potential parking concerns?

Is it possible to put the outdoor beer garden/patio area in the front of the building?

That we will hear vehicles beeping when patrons lock their vehicles and accidental vehicle alarms going off late into the evening.

Proposed Conditions

Install and maintain an 8 foot high solid vinyl privacy fence along the northern rear property from the rear of 393 Forest Street to the corner of 355 Forest Street to prevent headlights and noise that would have an adverse effect on the

neighbors. The house at 355 Forest Street would require a five foot high fence from the northwest corner of 406 VFW where it abuts 355 Forest Street, approximately 40 feet along the southern property line to prevent adverse headlight annoyance.

Require a ten foot vegetated buffer along the north side on the property line from 393 Forest to the corner of 355 Forest Street. The vegetation in the buffer shall be of the type that will be green throughout the year and provide a noise buffer for the neighbors.

The Applicant shall enclose and maintain the outdoor beer garden with a ten foot high privacy fence with no egress outside the patio area.

There shall be no patron entrance or egress to the brewery facility from the rear or west side of the building.

All live music and entertainment shall be allowed indoors only and shall not be piped outside the building at any location.

There shall be no emptying of the dumpster between the hours of 5PM and 7AM daily.

There shall be no deliveries to the Brewery Facility between the hours of 5PM and 7AM.

Food trucks and Catering vehicles shall not be allowed on the west or north side of the building.

That the hours of operation be included in the permit.

Thank you for your consideration,

George & Virginia Anderson
355 Forest Street

Mike Bromberg
373 Forest Street

William & Diane O'Brien
389 Forest Street

Kristin Wright
385 Forest Street

Scott & Peggy Dean
393 Forest Street